



Commission Members:

Chair Pat Bailey, Jayne Foley, Daniel Herzlinger, Jennifer Fox, Robert Foster, Jon Kachmar, Kara Wooldrik, Simon Rucker and Baxter Miatke **Staff:** Ethan Hipple, Doug Roncarati and Samara Ray

City of Portland
Land Bank Commission Minutes
November 10, 2021
5:00 PM

I. Call to Order - Commission chair Pat called the meeting to order and asked if there was any public comment.

II. Citizen Comment Period

- George Rheaul, enjoyed the land tour of Land Bank potential sites from last month. He would like to receive a copy of the grant application for the North Deering Park project that the City has worked on with the Trust for Public Land. Tonight the Commission will discuss another parcel that would offer access to the North Deering Park from Auburn Street. He thinks that this is great as access from Auburn street would make the park much more accessible and access on both sides is very important. He also noted on the Redlon Woods parcels that there have been assertions about water and drainage and he wanted it to be clear that a development does not necessarily increase runoff, as it rains the water flows downhill if it flows downhill today it will still rundown the hill after development. It should not be assumed that development will make development worse.
- Sarah lives in the Bayside neighborhood, she is the President of the Bayside Neighborhood Association. She thinks there is a general need for the City to pay attention to park space in Bayside. The need for park space is really important and this area has been neglected for many years. There is not a lot of City owned land in this area, she would like to see a strategy to get more open, public space here and move forward on how the City and Land Bank could obtain and protect the open space that already exists. One of these open spaces is the Bayside Garden, it is on a privately held piece of land that has been donated but every year they have to ask if they can stay, she would like to find a way to preserve this garden space.
- Avery is the co-founder of Portland Protectors which is devoted to equity and environmental landscaping in Portland. There is an online tool made by American Forests that has mapped canopy and put in Census information. This tool revealed the least equitable block in terms of open space is the block bound by Franklin Atretiral and Elm Street in the Bayside neighborhood. There is a tremendous need for open space in this area. The only public open space is a playground. There are 4 community gardens that are in the area but they are not managed or owned by the city. There is one managed by the Bayside Neighborhood association. The other three are on private property. She is here to request the Land Bank to secure a permanent home for the community garden that is managed by the Bayside N. Association. She has learned that Parkside also needs a community garden. Need for open space in

particular the garden is in imminent threat of being evicted. Pat asked Avery how would you see the Land Bank help in preservation. Avery said that she would like funding in order to purchase vacant lots and make a permanent investment to secure a garden. She said there are many empty parcels in this area. Sarah said she is not sure what the possess would be but she would look to the Land Bank to give guidance. Simon said that he is the District 1 Commissioners and he said that he would be happy to meet with Avery and Sarah to talk about what the Land Bank could do and see about a proactive approach to do some of this work. Simon shared his email with them and they will get in touch with him.

- Karen Snyder- she lives on Munjoy Hill and is the chair of Portland Pesticide Management Advisory Committee she had sent out an email to the Commission regarding vacant properties in Bayside. She is frustrated that there is one property owner who is holding these 24 vacant lots like they are stocks on the stock market. Bayside is decimated by the non profits who do not put money into the City coffers and the land owners hoarding land. She is concerned about her neighbors in Bayside. She wonders if there is a way to purchase one of these lots just so there could be a Community Garden in this area. She would be interested in connecting with Simon as well and would like to brainstorm about how to help. She hopes the Landbank can take advantage of this opportunity. Jon wondered why Kennedy Park was not included in the conversation about greenspace in this area, because it is a large green space in this area. Kara noted a distinction between East Bayside and Bayside. Sarah said that the Franklin Arterial separates these neighborhoods. The least equitable census block goes from Franklin to Elm street in the west direction of Bayside. Parks and Recreation Director Ethan said that the Department uses the American Forest's tree equity score map as a planning tool very frequently. Forestry and Parks staff recently gave a presentation to the Transportation and Sustainability Committee on trees and he encouraged Commissioners and the public to view it on the City website if anyone was interested.

III. Agenda Items

i. Acceptance of September 8th, 2021 Meeting Minutes

Jon moved to accept the September 8th 2021 minutes, Baxter seconded the motion passed unanimously.

ii. Treasurer's Report - Budget Approval - Action Item

Baxter reviewed the proposed 2022 Land Bank Budget with proposed expenditures for 2022. There were some revisions to be made. Pat explained that the Land Bank is funded through the City of Portland Capital Improvement budget. Land Bank funds come from ½ a percentage of the CIP total budget allocation annually. All of this funding is available for use by the Land Bank. This Land Bank funding is defined in the city ordinance.

Doug noted that CIP money is bonded money. So there are times where they may not have bonded the money yet for a particular year yet, but it will be bonded when needed. There is enough money in the accounts for all the spending outlined in the 2022 Budget. Pat shared that this budget will go in the Annual Report that will be presented to the City Council early 2022.

Simon Rucker noted that the 275 Avengrid donation is a made up number and it should not be on anything officially. Pat said it was on the closing statement. Simon said that it is not proper accounting. The appraised value was 210 and ew paid 50 so their donation is 160000 it should not say 275000. Pat said it was the transaction that was agreed upon. Pat said it is not a non profit that did the transaction so they are not restricted that non profits would be. Doug noted that for the purpose of tax right off it is 275,000.

iii. Secretary's Report

No report this month. But next month the Annual Report will be brought to the Commission for comments and acceptance.. Baxter will send the final 2022 Land Bank budget to Simon so it can be included in the Annual Report. Simon asked if any Commissioners would be interested in helping with

the Annual Report, please let Simon know if you would like to help. He thinks it is great to have a few people involved so more people know how to do the annual report down the line.

IV. Communications

i. Parks Commission Report

Jon said that he missed a good chunk of the last Parks Commission meeting and he should not report on the meeting due to that fact.

ii. Parks Division Report

Ethan noted the Tree Presentation that staff gave to the Transportation and Planning Committee. The Department is looking at bringing a MCC Americorps on board to do brush clearing, clearing, and inventory and working closely with Portland Trails. Ethan said that the written report is prep. Pat shared that in the late 1950s the local school sent kids home with ginkgo saplings and a lot of the large full grown ginkgos are from that effort.

V. Parcel Updates

i. Riverton Trolley Park- Hale Parcel -Action Item

Jon shared that this acre is not to be confused with the LWCF grant to do recreational improvements at the Riverton Trolley Park however he thinks this acre does enhance this effort. Wooded Acre abutting Riverton Trolley Park, this is the third appraisal on the property. There is a willing seller - we have the dollars between the Land Bank and a business owner to purchase for 50,000. The business owner has committed the 23,000 to make up the difference of the 27,000 that would be asked of the Land Bank. Jon said we are ready to move forward with a sale. Pat would like to make a motion that Riverton has been identified as a priority parcel to put in the land bank, it has been ranked with the scorecard and there is significant stakeholder support. Pat provided a summary to the Commission about the purchase of the parcel. She asked the Department admin staff to read a motion that had been previously prepared by Pat. Samara read the motion to the Commissions it was as follows:

Pat made a motion for Riverton Trolley Park (Hale Parcel),

The Riverton Trolley Park Parcel has been identified as a high priority parcel to be put into the Land Bank Commission.

The site has been ranked using the LB prioritization process matrix (scorecard). The property has been appraised and we have significant stakeholder support for this parcel.

I propose that we move forward working with our stakeholders. We will contribute \$27,000 towards the purchase of this property. The remaining funds needed (approximately \$23k) will be funded by interested stakeholders.

We will use an outside attorney to process the closing and those costs will come from our budget.

Jennifer Fox seconded the motion. There was a verbal roll call vote and the motion passed unanimously.

Pat noted that the City Attorney has become the City Manager and our two attorneys are out of pocket. Ethan commented that the Land Bank's legal counsel Michael Goldman has been informed of the action item on this parcel tonight and is alright with the Land Bank moving forward with this.

Kara was called up by Pat and she said she was hoping for a discussion before the vote. She would question if this was a good use of funds as there is already green space in that area. Pat said she missed

her hand and she was sorry for that.

Ethan shared with the group that the LWCF grant for the recreational improvements has been passed at the state level and is still awaiting federal approval.

ii. North Deering Park- Support TLP in pursuing 410 Auburn Property Action Item

Ethan shared that the property for sale on Auburn street does not look like a good option for workforce housing . The City has told the Trust for Public Land to pursue this property to potentially add to the North Deering Park. Doug shared that this Auburn property has been on the Land Bank wish list for a while now. Doug reminded the Commissioners that this parcel has significant wetlands and a sewer interceptor. These were high priority parcels by the first Land Bank Commission. This could be a great opportunity to protect wooded space, fields and wetlands. The Trust for Public Land is currently talking to the property owner. Jon said natural wetlands are efficient and cheaper than engineered wetlands that are hard to replicate. Doug said protecting wetlands is “cheap money”. For example, 1 acre of storm water treatment costs \$75,000-100,000 to install with additional money to maintain. In the long run it is best to protect habitat and protect water resources.

iii. Redlon Update

No updates on Redlon

Additional updates-

Baxter wanted to share a news item. Voters in South Portland have approved a \$4.5 million bond for their citizens land bank. That bond will be used for future purchase of land, or easements.

Social Media Marketing- Samara discussed ways in which the Department can market for Land Bank happenings and also highlight Land Bank properties on social media and the newsletter. Commissioners can email Samara Land Bank items of interest and Samara can post on social media in the department newsletter and also on the Land Bank website. Simon and Baxter suggested running down the Land Bank Properties highlighting pictures of Land Bank sites.

VI. Adjournment

Pat adjourned the meeting.